Address New Owner: Edward Monroe Simmons, Jr., DBA Quality Clean Carpets & Home Remodeling
1509 Emerald Bay Drive
Whites Creek, TN 37189

Send Tax Bills to: New Owner

Map & Parcel: 81-7 370.00

WARRANTY DEED OF CORRECTION

This Warranty Deed of Correction made and entered into on this the 3rd day of October 2013, by and between **HomeTrust Partners,** herein "Grantor," and **Edward Monroe Simmons, Jr., DBA Quality Clean Carpets & Home Remodeling,** herein "Grantee":

WHEREAS, by Warranty Deed recorded in Instrument No. 20130528-0053553, Register's Office for Davidson County, Tennessee, Grantor conveyed certain property in Davidson County, Tennessee, to Quality Clean Carpets & Home Remodeling; and

WHEREAS, said Deed is irregular because the Grantee should have been "Edward Monroe Simmons, Jr., DBA Quality Clean Carpets & Home Remodeling;" and

WHEREAS, this Warranty Deed of Correction is for the purpose of fulfilling the desire of the Parties to correct the aforesaid Deed and for the purpose of having the Grantor convey all right, title, and interest in said certain property to the Grantee.

NOW, THEREFORE, for and in consideration of good and valuable consideration with a value greater than the sum of Ten Dollars (10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the Parties hereto, we, **HomeTrust Partners,** (Grantor), by these presents do hereby transfer and convey unto **Edward Monroe Simmons, Jr., DBA Quality Clean Carpets & Home Remodeling** (Grantee) the following described tract or parcel of land in Davidson County, Tennessee.

Being Lot No. 71 on the Map of Cephas Woodard's Subdivision of Lots 5 and 6 in the Woodard's Property as of record in Book 161, Page 174, Register's Office for Davidson County, Tennessee.

Said Lot No. 71 fronts 50 feet on the easterly side of 12th Avenue, North, formerly Epps Avenue, and runs back between parallel lines 115 feet to an alley.

Being a part of the same property conveyed to HomeTrust Partners by deed from Johnny Burroughs and wife, Linda Burroughs, of record in Instrument No. 20120827-0076839, Register's Office for Davidson County, Tennessee.

The above property has a common address of 1912 12th Avenue, North, Nashville, TN 37208.

HomeTrust Partners is a Tennessee General Partnership. Araminta Williams is a Partner of HomeTrust Partners and warrants that she is duly authorized under the governing documents of HomeTrust Partners to execute this Deed on behalf of HomeTrust Partners.

To have and to hold the said tracts or parcels of land with the appurtenances, estates, title, and interests thereto belonging to the said Grantee, their heirs and assigns forever; and we do covenant with the said Grantee that we are lawfully seised and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

BILL GARRETT, Davidson County
Trans:T20130088216 DEEDWARR
Recvd: 10/11/13 15:05 3 pgs
Fees:17.00 Taxes:0.00
20131011-0106986

When necessary for proper construction, the singular shall include the plural and the plural the singular, and the reference to any gender shall include reference to all genders.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 3rd day of October 2013.

HomeTrust Partners, Grantor

By; Araminta Williams
Araminta Williams, Partner

STATE OF TENNESSEE
COUNTY OF ~~[redacted]~~ Davidson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Araminta Williams**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she is a Partner of **HomeTrust Partners**, the within named bargainor, and as such authorized Partner, being given the authority to so do, executed the within instrument on behalf of **HomeTrust Partners** by signing her name as such authorized Partner.

Witness my hand and official seal at office this 11 day of October 2013.

Robert F Spann
NOTARY PUBLIC
My Commission Expires: 5-20-14

ROBERT F. SPANN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Edward Monroe Simmons, Jr., DBA Quality Clean Carpets & Home Remodeling, Grantee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Edward Monroe Simmons, Jr., DBA Quality Clean Carpets & Home Remodeling,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 11th day of October 2013.

Notary Public
My Commission Expires: 3-7-2017

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR. 7, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $zero.

Affiant

Subscribed and sworn to before me this 11th day of October 2013.

Notary Public
My Commission Expires _____

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR. 7, 2017

Prepared by:
Cindy S. Smith, P.C.; Attorney at Law
P.O. Box 292004; Nashville, TN 37229

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